

October 18, 2004

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ZONE CHANGE CASE NO. 97-158-(2)**  
**CONDITIONAL USE PERMIT CASE NO. 97-158-(2)**  
**PETITIONER: UNITED EL SEGUNDO, INC.**  
**17311 S. MAIN ST.**  
**GARDENA, CA 90248**  
**VIEW PARK ZONED DISTRICT**  
**SECOND SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Negative Declaration for Zone Change No. 97-158-(2) and Conditional Use Permit No. 97-158-(2) together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare the ordinance map reflecting the change of zones within the View Park Zoned District as recommended by the Regional Planning Commission (Zone Change No. 97-158-(2)).
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 97-158-(2).

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Update the zoning on the subject property to allow the property owner to develop the property with uses compatible with the existing surrounding uses.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the General Plan.

## **Implementation of Strategic Plan Goals**

This zone change and conditional use permit promotes the County's Strategic Plan goal of Service Excellence. The project components (zone change, conditional use permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

This zone change and conditional use permit also promotes the County's vision for improving the quality of life in Los Angeles County. The approval of this zone change and conditional use permit will allow the development of a gasoline fueling station and mini-mart with an automated car wash, providing one-stop convenience for local residents.

## **FISCAL IMPACT/FINANCING**

Implementation of the proposed zone change should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Regional Planning Commission conducted concurrent public hearings on Zone Change and Conditional Use Permit Case No. 97-158-(2) on September 08, 2004. The two zoning requests before the Commission were: 1) A zone change from the C-2 (Neighborhood Commercial) zone and an approximately 4,900 square-foot northern portion of the R-1 (Single-Family Residence) zone to the C-3-DP (Unlimited Commercial-Development Program) zone on a 31,800 square-foot parcel, and 2) A conditional use permit To authorize the replacement of a gas station and lube center facilities with the construction, operation and maintenance of a 24-hour gasoline fueling station, mini-market without off-site sales of beer and wine, and a limited-hours drive through automated carwash in the C-3-DP (Unlimited Commercial-Development Program) zone. The Regional Planning Commission voted to approve the requested zone change and conditional use permit at their September 29, 2004 meeting.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed zone change and conditional use permit will not have a significant effect on the environment. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. Based on the Negative Declaration, adoption of the proposed plan zone change will not have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES OR (OR PROJECTS)**

Action on the zone change is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

Frank Meneses, Administrator  
Current Planning Division

FM:RJF:kks

Attachments: Commission Resolution, Findings & Conditions, Staff Report & Attachments,

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ZONE CHANGE CASE NO. 97-158-(2)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 97-158-(2) on September 08, 2004; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program) and from R-1 to C-3-DP on approximately 4,900 square feet of the northern portion of the property zoned R-1 (Single-Family Residence) on a 31,800 square-foot parcel. An approximately 10,800 square-foot southern portion of the property zoned R-1 will remain in said zone as a landscaped buffer. The C-3-DP zone will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the re-zoned site to a 24-hour replacement gas station and mini-mart, and an automated car wash with hours limited to 7 a.m. to 10 p.m. daily. No other development is permitted on the property unless a new conditional use permit is obtained. No alcoholic beverage sales are proposed.
2. The subject property consists of .73 acres located at 4700 W. Slauson Avenue in the unincorporated area of Ladera Heights / View Park – Windsor Hills, and in the View Park Zoned District.
3. The zone change request was heard concurrently with Conditional Use Permit Case No. 97-158-(2) at a September 08, 2004 public hearing.
4. Conditional Use Permit Case No. 97-158-(2) is a related request to authorize the establishment of a 24-hour replacement gas station and mini-mart and an automated car wash with hours limited to 7 a.m. to 10 p.m. daily on the subject property.

The applicant's site plan, marked Exhibit "A", depicts a 1,567 square-foot mini-mart with a below-ramp 479 square-foot storage area and 225 square-foot mechanical room. An approximately 699 square-foot automated carwash is accessed by a ramp running from the east side of the facility at grade, up over the storage facility to approximately eight feet above grade, and back down to the carwash facility at grade on the west side of the project. A sound-shield wall six feet in height is depicted on the southwestern property line running approximately 25 feet in length following the contour of the project.

Also depicted are three fueling islands 28 feet in length by four feet in width each, an existing self-standing sign, two existing driveways at Slauson Avenue, and one new and wider driveway replacing two smaller existing driveways on La Brea Boulevard. A vacant landscaped open space is depicted on the southern 1/3 of the property providing a buffer from a residential area to the south and southwest. The site plan depicts existing street lighting at the intersection of Slauson Avenue and La Brea Avenue.

Access to the property is taken via eastbound Slauson Avenue and southbound La Brea Avenue.

5. The subject property is currently zoned C-2 and R-1. The proposed automated carwash is inconsistent with the current C-2 and R-1 zoning of the subject property, and the gas station and mini-mart is inconsistent with the current R-1 zoning of the subject property. A need exists for the proposed Zone Change from C-2 to C-3-DP and an approximately 4,900 square-foot northern portion of the R-1 zoned property to C-3-DP to allow the owner to establish a gas station, mini-mart and automated carwash on the subject property.
6. The subject property is a proper location for the proposed C-3-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because the proposed development is compatible with the surrounding zoning and land uses.
7. The proposed Zone Change to C-3-DP is consistent with the goals and objectives of the Countywide General Plan.
8. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is de minimus in its effect on fish and wildlife resources.
9. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program) and a portion of the property zoned R-1 (Single-Family Residence) to C-3-DP with development restrictions as provided in the related Conditional Use Permit Case No. 97-158-(2);
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration, and determine that Zone Change Case No. 97-158-(2) will not have a significant impact upon the environment;
3. That the Board of Supervisors find that the recommended zoning is consistent with the Los Angeles County General Plan;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on September 29, 2004.

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Rosie Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

**PROJECT No. 97-158-(2)**  
**CONDITIONAL USE PERMIT**  
**ZONE CHANGE**

RPC CONSENT DATE  
September 29, 2004

CONTINUE TO

AGENDA ITEM  
7

PUBLIC HEARING DATE  
September 8, 2004

**APPLICANT**

United El Segundo, Inc.

**OWNER**

United El Segundo, Inc.

**REPRESENTATIVE**

Frank Blum

**REQUEST**

**Conditional Use Permit:** To authorize the replacement of a gas station and lube center facilities with the construction, operation and maintenance of a 24-hour gasoline fueling station, mini-market without off-site sales of beer and wine, and a limited-hours drive through automated carwash.

**Zone Change:** To authorize a zone change from C-2 (Neighborhood Commercial) and an approximately 4,900 square-foot northern portion of R-1 (single-family residence) to the C-3-DP (Unlimited Commercial Development Program).

**LOCATION/ADDRESS**

4700 W. Slauson Ave.  
Los Angeles, CA 90056

**ZONED DISTRICT**

View Park

**COMMUNITY**

Ladera Heights / Viewpark – Windsor Hills

**EXISTING ZONING**

C-2 and R-1

**ACCESS**

Southwest corner of Slauson Ave. and La Brea Blvd.

**SIZE**

31,800 sq. ft. / .73 acres

**EXISTING LAND USE**

Gas station and lube center

**SHAPE**

Rectangular

**TOPOGRAPHY**

Mostly flat sloping sw

**SURROUNDING LAND USES & ZONING**

North: Gas station mini-mart (no alcoholic beverages for sale), pool service, and pre-k and kindergarten school, C-2

South: Single-family residences, R-1

East: Gas station mini-mart (no alcoholic beverages for sale), C-2; and single-family residences, R-1

West: Restaurant (on-site and off-site alcoholic beverages for sale), fast food, C-2; single-family residence and county park, R-4

**GENERAL PLAN**

Countywide

**DESIGNATION**

C (Major Commercial)

**MAXIMUM DENSITY**

\_\_\_\_\_

**CONSISTENCY**

See Staff Analysis

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ENVIRONMENTAL STATUS**

Negative Declaration

**DESCRIPTION OF SITE PLAN**

The applicant's site plan depicts a 1,567 sq. ft. mini-mart with a below-ramp 479 sq. ft. storage area, an approximately 699 sq. ft. automated carwash, a carwash access ramp running from the east side of the facility to the carwash on the west side of the property, rising over the storage area and back down to the carwash, three fueling islands 28' in length by 4' in width each, an existing self-standing sign, two existing driveways at Slauson Avenue, and one new driveway replacing existing driveways on La Brea Boulevard. A sound wall six feet in height and approximately 25 feet in length is located at the southwestern contour of the carwash access driveway. A buffer of landscaped open space is located on the southern 1/3 of the property. Existing street lights are shown.

**KEY ISSUES**

- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Consistency with the Countywide General Plan requirements. *(If more space is required, use opposite side)*

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON: Kim K. Szalay, MPL, ZP I

RPC HEARING DATE(S): September 8, 2004

RPC ACTION DATE: September 29, 2004

RPC RECOMMENDATION: Approval

MEMBERS VOTING AYE: Three

MEMBERS VOTING NO: None

MEMBERS ABSTAINING: None

MEMBERS ABSENT: Two

STAFF RECOMMENDATION (PRIOR TO HEARING): Approval

SPEAKERS\*

(O) Three

(F) Two

PETITIONS

(O) 93 signatures (F) None

LETTERS

(O) Two

(F) Three

\* (O) = Opponents (F) = In Favor

**CONDITIONAL USE PERMIT AND ZONE CHANGE NO. 97-158-(2)  
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: September 8, 2004**

**SYNOPSIS:** The applicant, United El Segundo, Incorporated, is requesting a Conditional Use Permit associated with a Zone Change for the construction, operation, and maintenance of a new 24-hour gas station, mini-mart without off-site sales of beer and wine, and an automated carwash in a mixed commercial and residential area in a southern portion of the Baldwin Hills.

**PROCEEDINGS BEFORE THE COMMISSION:**

**September 8, 2004 Public Hearing**

A duly noticed public hearing was held on September 8, 2004 before the Regional Planning Commission. Commissioners Bellamy, Modugno and Rew were present. Commissioners Valadez and Helsley were absent. Two persons testified in favor of the project: the co-owner, Mr. Jeff Appel and the applicant's architect, Mr. Steven Kanner. Three persons testified in opposition to the project: residents from the project neighborhood expressing concerns about traffic impacts, beer and wine use, loitering, and other general concerns about the issues.

The applicant responded to community concerns by agreeing to the Commission's suggestion that semi-annual community meetings be organized for the first three years of the project and every year thereafter for the remaining life of the Conditional Use Permit.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the conditional use permit and recommend adoption of the zone change, and directed staff to prepare the final environmental documentation and findings and conditions for approval, including changes to the conditions as discussed and as agreed to by the applicant.

Findings

1. The applicant is requesting a Conditional Use Permit to authorize the replacement of a gas station and lube center facilities with the construction, operation and maintenance of a 24-hour gasoline fueling station, mini-market without the off-site sales of beer and wine, and a drive through automated carwash with hours limited to no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.
2. The applicant is requesting to authorize a Zone Change from C-2 (Neighborhood Business) located on approximately 16,100 square feet of the northern half of the subject property to C-3-DP (Unlimited Commercial-Development Program), and from R-1 (Single-Family Residence) to C-3-DP on an approximately 4,900 square-foot northern portion of the property located in the R-1 zone. The approximately 10,800 square-foot remaining southern portion of the R-1 zone will remain in said zone as a landscaped buffer. The R-1 zone is located on approximately 15,700 square feet of the southern half of the subject property.
3. The property is located on 4700 W. Slauson Avenue at the corner of Slauson Avenue and La Brea Avenue in the unincorporated community of Ladera Heights / View Park – Windsor Hills in the View Park Zoned District.



4. The .73 acre parcel is located in a mostly flat, slightly sloping area with very little landscaping.
5. Adequate access is provided from La Brea Avenue and Slauson Avenue using existing and proposed new concrete entrance driveways. Existing water supply and sewage services are available to the site. Public street lights on metal poles currently provide lighting on Slauson Avenue and La Brea Avenue near the subject property.
6. The subject property is zoned C-2 (Neighborhood Commercial) and R-1 (Single-Family Residence).
7. Zoning surrounding the subject property within a 500' radius consists of the following:  
  
North: C-2  
  
South: R-1  
  
East: C-2 and R-1  
  
West: C-2 and R-4 (Unlimited Residence)
8. The subject property is currently not in use but recently was used as a gas station and lube center.
9. Land uses surrounding the subject property consist of the following:  
  
North: Gas station / mini-mart, pool service, pre/kindergarten school.  
  
South: Single-family residences.  
  
East: Gas station / mini-mart and single-family residences.  
  
West: Restaurant, fast food, single-family residences, County Park.
10. The original buildings on this site were constructed in 1964. A previous Plot Plan No. 36460 for billboard signage was denied in 1987 then revised and approved in 1991. A previous Plot Plan No. 45519 for a pole sign was approved in 1997 and for an additional billboard sign in 1999. A previous Certificate of Compliance No. 02-416 was issued to the current owner on December 26, 2002.
11. The land use designation for the subject property within The Los Angeles County Areawide General Plan is C (Major Commercial). This designation includes uses such as facilities providing neighborhood or community convenience goods and services; highway or roadside facilities and services of a minor nature (i.e. gas stations, cafes, motels, etc.); and other light industrial uses or professional services. (County of Los Angeles General Plan, Page LU-A5) The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:
  - A. "The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns." (Los Angeles County General Plan P. LU-A6)

The proposed automated carwash facility will have limited hours of operation and will be constructed with sound-shielding to minimize noise impacts of the project. The entire project will be located on an existing gas station site with access from La Brea Boulevard and Slauson Avenue. No further encroachment into the residential zone is proposed. The request for the off-site sale of beer and wine is not consistent with this policy as the said use may disrupt the existing residential neighborhood and negatively impact the surrounding park, school, and commercial uses. The applicant withdrew the request for off-site sales of beer and wine.

- B. "Local service uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses." (Los Angeles County General Plan P. LU-A6)

The proposed project provides vacant landscaped land as a buffer between the project and the residential neighborhood to the south and southwest. The conditions of approval require lighting deflected away from residential areas.

- C. "Proposed local service use should reflect locally recognized architectural themes and enhance overall community character." (Los Angeles County General Plan P. LU-A6)

The applicant has chosen an architectural scheme incorporating a 30-foot curved glass tower, curved glass wall store front, and above grade carwash access ramp and carwash viewing window. Decorative planters provide onsite landscaping, and a landscaped buffer is proposed to the south of the facility. The project design reflects progressive development trends enhancing the Baldwin Hills area.

- D. "Free-standing signs should generally be discouraged and permitted only where they are determined to be aesthetically and functionally appropriate."

The proposed self-standing sign uses the existing "United Oil" self-standing pole and sign previously approved and the applicant requests a slight relocation due to the configuration of the project.

12. The applicant's site plan depicts a 1,567 square-foot mini-mart with a below-ramp 479 square-foot storage area and 225 square-foot mechanical room. An approximately 699 square-foot automated carwash is accessed by a ramp running from the east side of the facility at grade, up over the storage facility to approximately eight feet above grade, and back down to the carwash facility at grade on the west side of the project. A sound-shield wall six feet in height is depicted on the southwestern property line running approximately 25 feet in length following the contour of the project. Also depicted are three fueling islands 28 feet in length by four feet in width each, an existing self-standing sign, two existing driveways at Slauson Avenue, and one new and wider driveway replacing two smaller existing driveways on La Brea Boulevard. A landscaped open area is depicted on the southern 1/3 of the property providing a buffer from a residential area to the south and southwest and is not intended to be for public use. The site plan depicts existing street lighting at the intersection of Slauson Avenue and La Brea Avenue. The applicant provided a brief analysis of traffic patterns at the subject intersection using projected sales volume estimates.
13. The applicant proposes to operate a 24 hour gas station and mini-mart without off-site sales of beer and wine, and to operate an automated carwash from 7 a.m. to 10 p.m. daily.

14. The existing R-1 and C-2 zones do not permit automated carwashes by right, nor are automated carwashes subject to permits in these zones.
15. The applicant requests a zone change from the C-2 zone and a portion of the R-1 zone to the C-3-DP zone. The Planning Commission shall consider specific principles and standards for evaluating a zone change request.
16. Section 22.16.150.A of the Los Angeles County Code provides specific principles and standards as criteria for the Planning Commission to evaluate a zone change request. The criteria are as follows:

- A. "That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;"

The proposed rezoning of the subject property to C-3-DP will permit an automated carwash which does not currently exist at any of the four current service stations located at the intersection of Slauson Avenue and La Brea Avenue. The Development Program (DP) provision will insure appropriate future uses as the ( )-DP designation requires a conditional use permit for any and all future proposed changes in use.

- B. "That a need for the proposed zone classification exists within such area or district;"

The service station and lube center was established as a permitted use in the C-2 zone. The proposed use retains the service station use and adds minimart and automated carwash uses. Automated carwashes are not permitted uses nor uses subject to permits in the C-2 zone, but are permitted in the C-3 zone. No other service stations or other facilities at or adjacent to the subject intersection of Slauson Avenue and La Brea Avenue provide carwash facilities. The proposed additional uses will be of benefit to the local neighborhood.

- C. "That the particular property under consideration is a proper location for said zone classification within such area or district;"

The subject property is of sufficient size to facilitate the proposed uses, and to provide a landscaped buffer area which will remain in the R-1 zone adjacent to the residential neighborhood. Existing commercial uses in the C-3 zone are currently established two blocks west of the subject property on the south side of Slauson Avenue at Fairfax Avenue.

- D. "That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice;"

The proposed zone change will enable an automated carwash use which will provide convenient access to needed services for neighborhood and other drive-by users as a use compatible with other surrounding uses. The ( )-DP designation will insure appropriate future uses if any changes in use are proposed. The removal of blight through the redevelopment of the site and through the provision of affordable carwash services will contribute toward a high quality standard of living in the subject community.

- E. "That the proposed zone change is consistent with the adopted general plan for the area."

The zone change request is consistent with the Major Commercial designation indicated in the general plan for the subject area.

17. According to Section 22.28.180 of the County Code, automated carwashes and service stations are permitted uses in the C-3 zone. Applicable development standards are as follows:

- A. Section 22.28.220.A: "That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area."

Approximately 35% of the property is vacant. The conditions of approval require landscaping compatible with the surrounding development. Four planters three to five feet in width and 15 to 60 feet in length are depicted on the west, north and north east boundaries, and near the main mini-mart entrance. The remaining southern portion of the property zoned R-1 shall be fully landscaped.

- B. Section 22.28.220.B: "That there be parking facilities as required by Part 11 of Chapter 22.52." Reference to Part 11 of Chapter 22.52 follows.
- C. Section 22.52.1100: "Except as otherwise provided in this Part 11, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-( )U, except an electrical substation or similar public utility in which there are no offices or other places visited by the public, shall provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure so used."

The 1,567 square-foot mini-mart requires six parking spaces, one of which must be handicapped. The project complies with one handicapped space and five standard spaces provided.

- D. Section 22.28.220.C: "Except for the following uses, all display in Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit: automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only; and signs, outdoor advertising."

The site plan depicts slight relocation of one previously approved self-standing billboard-type sign and pole. The conditions of approval require compliance with Section 22.52 Part 10 for all signage.

- E. Section 22.28.220.D: "Outside storage is permitted on the rear of a lot or parcel of land in Zone C-3 when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence

will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review."

The site plan depicts storage located under the elevated carwash access ramp. No outside storage is proposed.

18. All of the mandatory conditions of a Development Program (-DP) designation delineated in Section 22.40.070 of the Los Angeles County Code shall be followed as applicable to development of the subject project.

19. The applicant has provided an updated acoustical study of the carwash noise impacts on the adjacent residences and businesses referencing Los Angeles County Noise Control Standards.

The site plan depicts additional decorative walls for buffering noise from the carwash impacting neighbors located adjacent to the southern, southwestern and western property boundaries. The applicant proposes noise-reducing entrance doors to the carwash which close after each car enters the carwash facility. Following Los Angeles County Noise Control Code Section 12.08.390, the applicant used two different sets of noise standards, one for each of the subject residential and commercial zones. Additionally, noise standards vary according to two time frames for each zone. The two time frames are 7 a.m. to 10 p.m. and 10 p.m. to 7 a.m. The project meets the county noise standards for the 7 a.m. to 10 p.m. operating time frame for both the residential and commercial zones. Based on the acoustical study, county noise control standards, and community concerns about hours of operation, the applicant proposes carwash operating hours from 7 a.m. to 10 p.m.

Operating hours shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

20. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Negative Declaration in this case does qualify for a De Minimus Finding of Impact and is exempt from Fish and Game fees.
21. Comments were received from the Los Angeles County Departments of Public Works and Fire. The Department of Public Works requested additional traffic impacts documentation and new concrete traffic lighting poles for La Brea Avenue. The Commission waived the Department of Public Works' request for replacement concrete street lighting poles. The Fire Department made comments about fire flow, hydrants, access, and sprinkler requirements.
22. Hearing notices were mailed to the applicant and to 69 neighbors within a 500-foot radius of the project site on July 27, 2004. Required case materials were mailed to the View Park Library on July 27, 2004. Newspaper advertisements were published in LA Opinion and The Sentinel on July 29, 2004. According to the applicant, hearing notices were posted at the site on August 3, 2004.
23. Eight public comments were received regarding the applicant's request at the time of the public hearing. Two residents provided written responses indicating opposition to the project based on expressed concerns about traffic congestion, crime, and loitering related to the applicant's previous proposal to sell alcoholic beverages off-site.

Three local homeowners expressed comments by phone against the project primarily due to the request for beer and wine and the effects said use could have on the neighborhood.

Another caller expressed concerns about the impact of the project on the neighborhood, and he described similar or related projects already present in the broader vicinity, and suggested no need for the proposed project. One resident and representative of a local homeowners association visited the Department to discuss the impacts of the proposal.

24. The conditional use permit and zone change requests are consistent with the Los Angeles County Areawide General Plan, substantiate zone change findings, are consistent with surrounding uses, and meet development standards. The project provides development compatible with and complementary to surrounding commercial development providing needed services for community members in the Baldwin Hills area.
25. Approximately one third of the subject property will be used as a landscaped buffer between the project and the residential neighbors to the south and southwest.
26. The applicant proposes acoustical sound shield devices and barriers and limited hours of carwash operation to reduce noise to levels below county standards. Operating hours shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.
27. A 10-year term shall be required for the requested Conditional Use Permit as it is located in a growing community subject to future changes in land use requirements.
28. A cost recovery deposit of \$750 to cover the costs of the five (5) recommended zoning enforcement inspections, one every other year for ten years (\$150 per inspection) shall be required. Additional funds would be required if violations are found on the subject property.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF REQUIREMENTS:

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the location proposed: will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

- E. That the proposed site is adequately served by other public or private service facilities as are required.

AND, REGARDING THE ZONE CHANGE BURDEN OF PROOF REQUIREMENTS:

- F. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- G. That a need for the proposed zone classification exists within such area or district;
- H. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- I. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing, without the off-site sales of beer and wine, substantiates the required findings and burden of proof for a conditional use permit and zone change as set forth in Sections 22.56.090 and 22.16.110, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 97-158-(2) is **APPROVED** and Zone Change Case No. 97-158-(2) is **RECOMMENDED FOR ADOPTION** subject to the attached conditions.

**VOTE: 3-0**

**Concurring: Bellamy, Modugno, Rew**

**Dissenting:**

**Abstaining:**

**Absent: Helsley, Valadez,**

**Action Date: September 29, 2004**

RJF:KKS  
10/19/04

**CONDITIONAL USE PERMIT AND ZONE CHANGE NO. 97-158-(2)**  
**CONDITIONS OF APPROVAL**

1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a new 24-hour gas station, mini-mart without off-site sales of beer and wine, and a limited-hours automated carwash in a mixed commercial and residential area in a southern portion of the Baldwin Hills as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not become effective until the Board of Supervisors has adopted the zone change submitted concurrently with this application.
4. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Condition Nos. 11 and 12.
5. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

7. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six months before the expiration date.



8. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
9. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
10. **This grant shall terminate ten (10) years from the date of approval on September 29, 2014.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **five inspections, one every other year for ten (10) years.** The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.
12. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit a **\$25** processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

15. The permittee shall comply with all County of Los Angeles Department of Public Works requirements and comply with all conditions set forth in its July 28, 2004 and February 12, 2004 letters, except as otherwise required by said Department, and with the exception of the street lighting requirements listed in item no. eight of the July 28, 2004 letter. Street lighting requirements shall be waived due to the presence of existing metal poles and light fixtures.
16. The permittee shall comply with all County of Los Angeles Fire Department requirements specified in its letter dated August 4, 2004 except as otherwise required by said department. A fire control sprinkler system meeting Fire Department specifications shall be installed as a mitigation measure for meeting the requirements of said letter.
17. The permittee shall follow the acoustical shielding design guidelines outlined on page six of the report, *Acoustical Analysis of the United Oil Service Station Carwash*, dated July 30, 2004. The report includes the requirements of closable folding doors at the carwash entrance and a sound shield wall six feet in height as depicted on Exhibit "A" in order to meet or exceed Los Angeles County Noise Standards for the respective adjacent residential and commercial zones.
18. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
19. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.
20. No outside storage facility of any kind on the subject property is provided by this grant.
21. Any signage in any zone of the subject property shall comply with the requirements of Chapter 22.52, Part 10 of the Los Angeles County Code.
22. "No Loitering" signage shall be posted on the subject property following general sign regulations specified in Section 22.52 Part 10 of the Los Angeles County Code. Well-defined written procedures and employee training shall be established by the applicant for promptly handling loitering violations should they occur.
23. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
24. The automated carwash shall have operating hours no earlier than 7:00 a.m. and no later than 10:00 p.m., Monday through Sunday each week.
25. Prior to issuance of building permits the permittee shall provide a Landscape Plan, including the southern vacant portion of the property zoned R-1, to the satisfaction of the Department of Regional Planning.

26. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as “bubblers” or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
27. During the first three years of operations, the permittee shall organize a semi-annual community meeting regarding potential operating issues including traffic congestion, trash, loitering, safety or any other significant concerns of the community pertaining to the operations of the facility. The permittee shall mail notices to residents within 500 feet of the facility and to representatives of the local homeowner’s associations at the operator’s expense fifteen days prior to the meeting date. After the third year, the same process will be required once per year for the remaining life of the Conditional Use Permit.
28. The construction of the proposed use shall be further subject to all of the following conditions:
  - a. During construction, the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
  - b. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
  - c. Limited outdoor storage during construction shall be permitted on the site in compliance with the requirements of Part 7 of Section 22.52 of the County Code; and
  - d. All temporary signage shall comply with Part 10 of Section 22.52 of the County Code.

Attachments:

Department of Public Works Conditions  
Fire Department Conditions

RJF:KKS  
10/06/04



COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

**NEGATIVE DECLARATION**

**PROJECT NUMBER No. CUP/ZC No. 97-158**

**1. DESCRIPTION:**

The proposed project is a request for a Conditional Use Permit to build a new 24-hour gas station, a mini-mart of 1,361 square feet, and a drive-thru car wash. The site has an existing gas station and mini-mart which will be demolished to make way for the new structures identified above. The north portion of the property is zoned C-2 and the south portion is zoned R-1. The application also requires a Zone Change from C-2 and R-1 (a portion of the property) to C-3-DP. The remaining R-1 zoned area of the property will remain vacant.

**2. LOCATION:**

4700 Slauson Avenue, California, in the Baldwin Hills Zoned District

**3. PROPONENT:**

United Oil Company  
18525 South Main Street  
Gardena, CA 90248

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:  
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:** Impact Analysis Section, Department of Regional Planning

**DATE:** June 10, 2004

**STAFF USE ONLY**

PROJECT NUMBER: 97-158

CASES: ZC

CUP



\*\*\***REVISED INITIAL STUDY**\*\*\*

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: May 15, 2003

Staff Member: Hsiaoching Chen

Thomas Guide: 673 C6

USGS Quad: Inglewood

Location: 4700 Slauson Avenue, in the Baldwin Hills Zoned District (Southwest corner of Slauson & La Brea)

Description of Project: The proposed project is a request for a Conditional Use Permit to build a new 24-hour gas station, a mini-mart of 1,361 square feet, and a drive-thru car wash. The site has an existing gas station and mini-mart which will be demolished to make way for the new structures identified above. The north portion of the property is zoned C-2 and the south portion is zoned R-1. The application also requires a Zone Change from C-2 and R-1 (a portion of the property) to C-3-DP. The remaining R-1 zoned area of the property will remain vacant.

Gross Area: 28,725 square feet

Environmental Setting: The project site currently consists of a gas station, lube bays, and mini-mart. The site is characterized by flat topography. The surrounding uses include residential and commercial uses. In addition, Ladera Park is to the west of the site.

Zoning: C-2 (Neighborhood Commercial) and R-1 (Single Family Residential)

General Plan: C (Major Commercial)

Community/Area Wide Plan: N/A

**Major projects in area:**

Project Number

Description & Status

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- ☒ None
- ☐ Regional Water Quality Control Board
  - ☐ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ \_\_\_\_\_

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

Special Reviewing Agencies

- ☒ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ \_\_\_\_\_

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: *Drainage and Grading*
- ☒ Health Services: \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

## IMPACT ANALYSIS MATRIX

| IMPACT ANALYSIS MATRIX |                          | ANALYSIS SUMMARY (See individual pages for details) |                                     |  |  |  |
|------------------------|--------------------------|---|-------------------------------------|--|--|--|
|                        |                          | Pg  |                                     | Less than Significant Impact/No Impact |  |  |
|                        |                          |   |                                     |  | Less than Significant Impact with Project Mitigation |  |
|                        |                          |   |                                     |  | Potentially Significant Impact                       |  |
| CATEGORY               | FACTOR                   |   |                                     |  | Potential Concern                                    |  |
| HAZARDS                | 1. Geotechnical          | 5   | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             | <i>Inglewood fault</i>                           |
|                        | 2. Flood                 | 6   | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 3. Fire                  | 7   | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 4. Noise                 | 8   | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             | <i>New car wash facility is proposed on-site</i> |
| RESOURCES              | 1. Water Quality         | 9   | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 2. Air Quality           | 10  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 3. Biota                 | 11  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 4. Cultural Resources    | 12  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 5. Mineral Resources     | 13  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 6. Agriculture Resources | 14  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 7. Visual Qualities      | 15  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
| SERVICES               | 1. Traffic/Access        | 16  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 2. Sewage Disposal       | 17  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 3. Education             | 18  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 4. Fire/Sheriff          | 19  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 5. Utilities             | 20  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
| OTHER                  | 1. General               | 21  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 2. Environmental Safety  | 22  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 3. Land Use              | 23  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | 4. Pop./Hous./Emp./Rec.  | 24  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |
|                        | Mandatory Findings       | 25  | <input checked="" type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/>                             |  |

### DEVELOPMENT MONITORING SYSTEM (DMS) \*

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Revitalization
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

☐ Check if DMS overview worksheet completed (attached)

\*EIRs and/or staff reports shall utilize the most current DMS information available.



## Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiaoching Chen

Date: \_\_\_\_\_

Approved by: Daryl Koutnik

Date: 15 JANUARY 2004

- ☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

- a. ☒ Yes ☐ No ☐ Maybe Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?  
Inglewood Fault
- b. ☐ Yes ☒ No ☐ Maybe Is the project site located in an area containing a major landslide(s)?
- c. ☐ Yes ☒ No ☐ Maybe Is the project site located in an area having high slope instability?
- d. ☐ Yes ☒ No ☐ Maybe Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
- e. ☐ Yes ☒ No ☐ Maybe Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
- f. ☐ Yes ☒ No ☐ Maybe Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
- g. ☐ Yes ☒ No ☐ Maybe Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- h. ☐ Yes ☐ No ☐ Maybe Other factors? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

The proposed project is an existing use. Detailed liquefaction analysis required prior to issuance of building permit.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?  
\_\_\_\_\_
- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)  
☒ Approval of Drainage Concept by DPW

### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Consultation with Public Works Land Development Division- Drainage and Grading.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?<br>_____               |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?<br>_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?<br>_____   |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____   |

#### STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834    ☐ Fire Ordinance No. 2947    ☐ Fire Regulation No. 8
- ☐ Fuel Modification/Landscape Plan

#### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Project Design                                      ☐ Compatible Use
- \_\_\_\_\_

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
\_\_\_\_\_
- c. ☐ ☐ ☒ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  
  
Project includes a new car wash station.
- d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  
\_\_\_\_\_
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☒ Building Ordinance No. 2225--Chapter 35

### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☒ Project Design ☐ Compatible Use

Acoustical Analysis dated 2/3/98 by George R. Leighton on file.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?  
\_\_\_\_\_
- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?  
\_\_\_\_\_
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan?   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| h. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors: _____   |

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### RESOURCES - 3. Biota

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?
- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

#### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Oak Tree Permit      ☐ ERB/SEATAC Review

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## RESOURCES - 4. Archaeological / Historical / Paleontological

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?<br><br>_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?<br><br>_____  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?<br><br>_____  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?<br><br>_____   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?<br><br>_____   |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br><br>_____   |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size                      ☐ Project Design                      ☐ Phase I Archaeology Report

Highly urbanized area and developed site.  
  
\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## RESOURCES - 5.Mineral Resources

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?  
\_\_\_\_\_
- c. ☐ ☐ ☐ Other factors? \_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?<br><br>_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?<br><br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?<br><br>_____  |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size                      ☐ Project Design

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?<br><hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?<br><hr/>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? <hr/>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?<br><hr/>   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?<br><hr/>  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): <hr/>   |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Visual Report      ☐ Compatible Use

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?<br>_____  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?<br>_____  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?<br>_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?<br>_____   |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design    ☐ Traffic Report    ☐ Consultation with Traffic & Lighting Division

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br>_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?<br>_____                    |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____<br>_____  |

### STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### SERVICES - 3. Education

N/A

#### SETTING/IMPACTS

- |    | Yes                      | No                       | Maybe                    |  |
|----|--------------------------|--------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?<br>_____                                   |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?<br>_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?<br>_____   |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?<br>_____        |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____   |

#### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication      ☐ Government Code Section 65995      ☐ Library Facilities Mitigation Fee

\_\_\_\_\_

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- \_\_\_\_\_
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- \_\_\_\_\_
- c. ☐ ☐ ☐ Other factors? \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

An existing business establishment with renovation proposal.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?  
\_\_\_\_\_
- f. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?<br>_____  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the<br>general area or community?<br>_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?<br>_____                              |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

### STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? \_\_\_\_\_

\_\_\_\_\_

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site?<br>_____   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br>_____  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?<br>_____ |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br>_____                    |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br>_____   |
| j. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____  |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### OTHER FACTORS - 3. Land Use

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?  
\_\_\_\_\_
- b. ☐ ☐ ☒ Can the project be found to be inconsistent with the zoning designation of the subject property?  
*Project includes a Zone Change request.* \_\_\_\_\_
- c. Can the project be found to be inconsistent with the following applicable land use criteria:  
☐ ☒ ☐ Hillside Management Criteria?  
☐ ☒ ☐ SEA Conformance Criteria?  
☐ ☐ ☐ Other? \_\_\_\_\_
- d. ☐ ☒ ☐ Would the project physically divide an established community?  
\_\_\_\_\_
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

#### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

*Project will not have significant impacts on land use in its approved form.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 4. Population/Housing/Employment/Recreation

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?<br>_____  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?<br>_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?<br>_____  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br>_____                                      |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes   No   Maybe
- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- 
- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- 
- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
- 

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☐ Potentially significant   ☐ Less than significant with project mitigation   ☒ Less than significant/No impact



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

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FEB 19 2004

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

February 12, 2004

IN REPLY PLEASE  
REFER TO FILE:

WM-4

TO: Hsiao-ching Chen  
Department of Regional Planning

FROM: Rod Kubomoto  
for Watershed Management Division

**RESPONSE TO A NEGATIVE DECLARATION/  
CONDITIONAL USE PERMIT/ZONE CHANGE AND  
LOCAL PLAN AMENDMENT NO. 97-158  
UNINCORPORATED COUNTY OF LOS ANGELES  
BALDWIN HILLS**

Thank you for the opportunity to provide comments on the subject document. The proposed project consists of a request to build a new 24-hour gas station, a 1,361 square-foot minimart, and a drive-through car wash. The site has an existing gas station and minimart, which will be demolished. The north portion of the property is zoned C-2 and the south portion is zoned R-1. The application also requires a zone change for a portion of the property from R-1 to C-2. The remaining R-1 zoned area of the property will remain vacant. Ladera Park is to the west of the site. The 28,725 square-foot project is located at 4700 Slauson Avenue in the unincorporated County of Los Angeles community of Baldwin Hills. As requested, the following are comments from our Land Development and Watershed Management Divisions:

Land Development

Hydrology, Standard Urban Storm Water Mitigation Plan (SUSMP), Sewer, and Water Review

This report inadequately addresses SUSMP and drainage issues. The environmental document does not provide sufficient information to determine what drainage impacts, if any, the project may have towards area drainage and County facilities (RDD 181). To properly assess any drainage and SUSMP impacts and to determine appropriate mitigation, a drainage concept/SUSMP report will be required. We recommend that the applicant prepare a drainage concept/SUSMP report showing the extent of drainage and SUSMP quality impacts, and if necessary, provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage

Hsiao-ching Chen  
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patterns, treatment method proposed for SUSMP regulations (show and label SUSMP device location, device type, and Qpm on drainage concept plan), and the capacity of storm drain facilities.

Submit two sets of the drainage concept and calculations for further consideration to Land Development Division. Additional information and/or changes may be required as determined by review.

We recommend that this report not be approved until Public Works has reviewed and approved the drainage concept/SUSMP report. We also recommend that a copy of the drainage concept/SUSMP report, once approved, be included in the environmental document.

The applicant shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewage system servicing this project. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. In addition, the sewer deficiencies shall be addressed in the final environmental documents, subject to approval by the Regional Planning Department.

We do not have comments regarding water availability at this time.

If you have any questions, please contact Timothy Chen at (626) 458-4921.

#### Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Massie Munroe at (626) 458-4359.

MM:kk  
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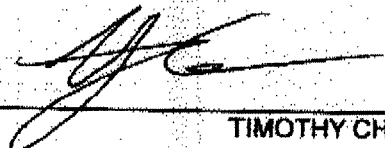


**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT**

CUP NO. 97-158

**DRAINAGE CONDITIONS**

- ☒ [X] Comply with the requirements of the drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 06-10-04 to the satisfaction of Public Works.
- ☒ [X] Submit a copy of approved drainage concept/SUSMP to the Department of Regional Planning for inclusion in the final environmental document.

Name  Date 06/10/04 Phone (626) 458-4921

TIMOTHY CHEN